

Cole Mill Towns Homeowners Association

EXTERIOR MAINTENANCE RESPONSIBILITIES

Updated January 2022

The Cole Mill Towns Homeowners Association is responsible for:

1. Repairing and/or replacing roofs, flashing, ridge vents and plumbing vent boots.
2. Replacing skylights, when the roof is replaced.
3. Repairing and/or replacing flashing around skylights.
4. Pressure washing exterior building surfaces, except decks and privacy fences, every two (2) years.
5. Painting exterior siding, trim, porch railings, and doors, every ten (10) years.
6. Replacing awnings, every twelve (12) years.
7. Repairing and/or replacing rotted siding, trim, fascia, crawl space doors, and foundation vents.
8. Cleaning, repairing and/or replacing gutters, downspouts and exterior foundation drains.
9. Repairing and/or replacing water, sewer and storm drain lines between the meter and the exterior of the townhome or on any Cole Mill Townes common property.
10. Repairing and/or replacing all street and entrance lighting.
11. Repairing and/or replacing all roadways, parking areas and sidewalks.
12. Repairing and/or replacing mailboxes.
13. Performing annual termite inspection.
14. Maintaining exterior drainage – French drains, natural swells, etc.
15. Lawn Care:
 - Grass will be mowed, edged, seeded, fertilized and aerated.
 - Natural areas visible from the street will be weeded and mulched as needed.
 - Shrubbery will be pruned, sprayed for disease and replaced when necessary.
 - Trees will be pruned away from buildings, walkways and other surfaces. Dead, diseased and dying trees will be removed as needed.

The Cole Mill Towns Unit Owner is responsible for:

1. Repairing skylights.
2. Repairing and/or replacing attic fans.
3. Repairing and/or replacing all exterior doors, including storm doors.
4. Repairing and/or replacing windows and screens.
5. Repairing and/or replacing porches (including ones screened) and patios.
6. Repairing, pressure washing, painting, and/or replacing decks, deck steps and privacy fences.
7. Repairing and/or replacing exterior water faucets, whether attached to the unit or otherwise.
8. Repairing and/or replacing exterior light bulbs, sockets and fixtures.
9. All pest control (except for Termite contract, which is furnished by Association).
10. All structural, foundation and brick repairs, including but not limited to damages caused by settlement.